

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for September 13, 2006 PLANNING COMMISSION MEETING

P.A.S.: Dakota Springs, Special Permit # 06046, Community Unit Plan

PROPOSAL: A special permit CUP for 12 lots and 5 outlots, including Build Through lots, generally located at S.W. 2nd Street and Saltillo Road.

LOCATION: Southwest of S.W. 2nd Street and W. Saltillo Road.

WAIVERS REQUESTED:

1. Sidewalks
2. Street trees
3. Street lighting
4. Landscape screens
5. Storm water detention
6. Block length
7. Preliminary Plat

LAND AREA: 150.02 acres net, more or less (153.14 gross with roads)

CONCLUSION: This is in conformance with the Comprehensive Plan, AG - BTA Zoning and the Subdivision Ordinance. The waivers are typical for rural development. The CUP provides the same information and review as would the Preliminary Plat. Build Through provisions apply. The text change to 27.65 (CZ 06052) is required for this application.

RECOMMENDATION:

Conditional Approval

Waivers

- | | |
|----------------------------|------------------|
| 1. Street lighting | Not required |
| 2. Sidewalks | Not required |
| 3. Street trees (selected) | Not required |
| 4. Landscape screens | Not required |
| 5. Block length | Partial Approval |
| 6. Preliminary plat | Not required/CUP |
| 7. Storm water detention | Denial |

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1 & 2, Fiedler Addition and Lot 21 I.T. all located in the NE 1/4 of Section 3, Township 8 Range 6 East, Lancaster County, Nebraska.

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Pasture/farming and one existing residence/farmstead (to be removed).

SURROUNDING LAND USE AND ZONING:

North: Farmland	Zoned AG
South: Farmland and one farmsteads	Zoned AG
East: Agriculture and acreages	Zoned AG
West: Agriculture and some acreages	Zoned AG

ASSOCIATED APPLICATIONS: This is conditioned on approval of Change of Zone #06052, text to modify bonus and cluster coverage language.

HISTORY: Changed from AA to AG in 1979.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Comprehensive Plan shows this area as Agriculture. This is in the Lincoln Growth Tier II. Clustering is permitted by special permit in the AG district. Build Through is required. The stream is shown as Green Space and Ag Stream Corridor.

UTILITIES: This is partially in the Lancaster County Rural Water District #1. Individual wells and community waste disposal are proposed. Electric service is by Norris Public Power.

TOPOGRAPHY: Gently rolling, draining to the north.

TRAFFIC ANALYSIS: W. Saltillo Road is a paved county road connecting one mile east to Highway 77. S.W. 2nd Street is a gravel county road. W. Bennet Road is dirt and does not extend across the south of this section. S.W. 14th is paved north of W. Saltillo Road and gravel to the south of W. Saltillo Road (shown as future paved).

PUBLIC SERVICE: This is in the Southwest Rural Fire District (an Advanced Life Support district with stations located at Martell, Denton and the Yankee Hill neighborhood, 5 ½ to 10 miles distant). This is in the Norris School District #160. County Sheriff.

REGIONAL ISSUES: Clustering and Build -Through.

ENVIRONMENTAL CONCERNS: Flood plain covers about 5% of this site, along the creek running across the northwest portion of the site. Tree masses and wetlands are anticipated along the creek. This land is rated at 5.76 on the land evaluation scale, with 1 being the best and 10 being the worst. 1-4 are prime. This is good but not prime agricultural land. The water report generally indicates good quantity. The quality requires treatment for nitrate, iron and manganese. The Historic and Ecological Resources Survey indicates the 1868 Nebraska City-Fort Kearney Cut-Off may have gone through this site. A power line crosses the site.

AESTHETIC CONSIDERATIONS: n/a

ALTERNATIVE USES: Acreages or farmland.

ANALYSIS:

1. This request is for a Build Through-Community Unit Plan for 12 lots varying in size from 3 to 4.2 acres in size. Private, gravel, internal streets are proposed with future paving optional. Individual water and a community sewer is proposed. A bonus is being requested for the build-through cluster and for the community sewer. One bonus and the size of the acreage cluster is determined by the accompanying change of zone # 06052 for a text change.
2. The flood plain is about 5% of the parcel and is retained in an outlot.
3. This request is in conformance with the Comprehensive Plan.
4. The density calculations for the project are as follows;

153.143 acres of AG at 0.055 dwelling per acre	= 8.41 dwellings
Bonus for cluster/BTA X 1.20	= 10.098 dwellings
Bonus for community sewer/BTA X 1.20	= 12.12 dwellings
Permitted	12 dwellings
Requested	12 units on 12 lots
5. This design includes provisions for Build Through as well as accommodating both the unique character of the land and the area.
6. This design reflects many of the normal adjustments to accomplish a cluster style of acreage subdivision through the CUP and Build Through with flood plain. These include typical waivers required, provided for and appropriate for agriculture/acreage clusters such as yards that are adjusted from AG to a more urban setback standard as part of the cluster. Waiver of block length is not supported by the departments except

for the south side of Dakota Springs and on W. Saltillo Road where future access is preserved at the 1/4 and 1/2 mile line. Several other waivers are no longer needed due to text amendments. Waiver to the drainage study is not supported.

7. The County Engineer's memo of August 9, 2006 notes several issues and corrections.
8. The Lincoln/Lancaster County Health Department notes water quantity is acceptable and water quality will need treatment for iron, manganese and nitrates.
9. Watershed Management and Public Works Department memos note issues with street connections, flood plain protection and detention needs.
10. Norris Public Power is requesting easements.

CONDITIONS:

Site Specific:

1. This approval permits 12 dwelling units to be converted to a higher density in accordance with the transitional plat at such time as sanitary sewer and water are extended to serve the community unit plan, the area is annexed by the City of Lincoln and rezoned as provided in Lincoln Municipal Code, Chapter 27.65. Waivers are approved for block length along Dakota Springs Dr. and the west property line and yard/lot adjustments in the CUP. Approval of this CUP is conditioned on approval of Change of Zone #06052.
2. If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the City may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.
3. Before the approval of a final plat, the public streets, private roadway improvements, drainage facilities, land preparation and grading, sediment and erosion control measures, drainageway improvements, temporary turnaround and barricades, and street name signs, and sewer lines must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance. The Waste Treatment facility must be approved by the State Department of Environmental Quality and installed.

4. Final plat(s) is/are approved by the City.
5. Permittee agrees:
 - 5.1. to complete the surfacing of private roadway and temporary turnarounds and barricades located at the temporary dead-end of the private roadways shown on the final plat within two (2) years following the approval of this final plat.
 - 5.2. to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat.
 - 5.3. to complete the installation of the street name signs within two (2) years following the approval of the final plat.
 - 5.4. to complete the sanitary sewer and private waste water treatment facility shown to serve this plat.
 - 5.5. to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.
 - 5.6. to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
 - 5.7. to complete the public and private improvements shown on the Community Unit Plan.
 - 5.8. to retain ownership of and the right of entry to the outlots in order to perform the above-described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Permittee as subdivider may be relieved and discharged of such maintenance obligations upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance subject to the following conditions:
 - 5.8.1 Subdivider shall not be relieved of Subdivider's maintenance obligation for each specific private improvement until a registered professional engineer or nurseryman who supervised the installation of said private

improvement has certified to the City that the improvement has been installed in accordance with approved plans.

- 5.8.2 The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
- 5.9 To agree to subdivide the Acreage Development Component as shown on the transitional plat when sanitary sewer and water are extended to serve the Community Unit Plan and the area is annexed and rezoned. Said agreement to include provisions regarding the timing of annexation, conversion of the Acreage Development Component, establishing a plan for funding infrastructure costs for conversion of the Acreage Development Component, petitioning for creation of special assessment districts for the installation of infrastructure improvements if not installed by the Permittee at the Permittee's own cost and expense, and incorporating said provisions into deed restrictions to be reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
- 5.10 to submit to the lot buyers and home builders a copy of the soil analysis.
- 5.11 to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
- 5.12 to protect the trees that are indicated to remain during construction and development.
- 5.13 to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.
- 5.14 to operate and maintain the community wastewater works in compliance with the rules and regulations of the State of Nebraska, a discharge permit, if required, has been received from the State of Nebraska, and the operator of the system has been trained to operate the system and possesses a certificate of competency issued by the State of Nebraska.

- 5.15 to relinquish the right of direct vehicular access to S.W. 2nd Street except for Mandan Drive , one existing farm access and one future access at the ½ mile line and to W. Saltillo Road except for Dakota Springs Road, one existing farm access and a future access at the 1/4 mile point and at the ½ mile point.
- 5.16 to maintain County roads until the County Board specifically accepts the maintenance.
- 5.17 to submit to all potential purchasers of lots a copy of the ground water report.

General:

6. Before receiving final plat approval:

- 6.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.
 - 6.1.1 A revised site plan including 5 copies showing the following revisions:
 - 6.1.1.1 Make the revisions noted in the County Engineers memo of August 9, 2006.
 - 6.1.1.2 Make the revisions in the Public Works memo of August 16, 2006 and the Watershed Management memo of August 15,2006.
 - 6.1.1.3 Revise Note # 7 to include NDEQ
 - 6.1.1.4 Revise the Surveyors Certificate to include “accurately”.
 - 6.1.1.5 Add a note that the future development of Outlots “A. C D and E” (Urban Reserve Components) are designed for future platting to a minimum gross future density of four units per acre or about ____ dwellings, in accordance with the Master Plan and that the acreage lots are designed for future subdivision in accordance with the transitional plat.
 - 6.1.1.6 Move Mandan Drive to the ½ mile line and show a future access on SW 2nd Street at the ½ mile line.

- 6.1.1.7 Show future street connections to W. Saltillo Road at the 1/4 and 1/2 mile marks.
- 6.1.1.8 Show the extension of Dakota Springs (Ct) Dr. to the west property line or a redesign that provides for future extension.
- 6.1.1.9 Revise the plan to show easements for future storm sewer, sewer and drainage along the creek bottoms.
- 6.1.1.10 Show the easements requested by Norris Public Power.
- 6.1.1.11 Show the future detention ponds and storm water drainage for the outlots as shown in a storm water management plan.
- 6.1.1.12 Show the future major trunk water line easements.
- 6.1.1.13 Revise the density calculations to show the city method and 12 lots.
- 6.1.1.14 Note the floodplain to be preserved in Outlot C and A.
- 6.1.1.15 Show the BTA road detail on sheet 4 of 5.
- 6.1.1.16 Rename streets as requested by the 911 Center.
- 6.1.1.17 Revise lots 4, 12 and others as appropriate, so the build-through lots can meet the three to one depth to width ratio.
- 6.1.1.18 A permanent final plan with 5 copies as approved.
- 6.1.1.19 Revise the lots to achieve the BTA requirement that the Acreage Reserve Component, including streets, does not exceed 25% of the total area.
- 6.1.1.20 Show the future lots of the acreage development at 2.5 times or more of the existing lots.
- 6.1.1.21 Show the existing power line easement.
- 6.1.1.22 Revise the general notes to address temporary block lengths along Dakota Springs Drive and W. Saltillo Road.

- 6.2 The NDEQ certifies in writing that the wastewater treatment facility design and installation has been approved and an engineer certifies the pipe system has been properly designed and installed.
- 6.3 The construction plans comply with the approved plans.
- 6.4 The required easements as shown on the site plan are recorded with the Register of Deeds.

STANDARD CONDITIONS:

- 7. The following conditions are applicable to all requests:
 - 7.1 Before occupying dwellings in this Community Unit Plan all development and construction is to comply with the approved plans.
 - 7.2 Before occupying these dwellings City/County Health Department is to approve the water and waste water systems.
 - 7.3 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City.
 - 7.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 7.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 7.6 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

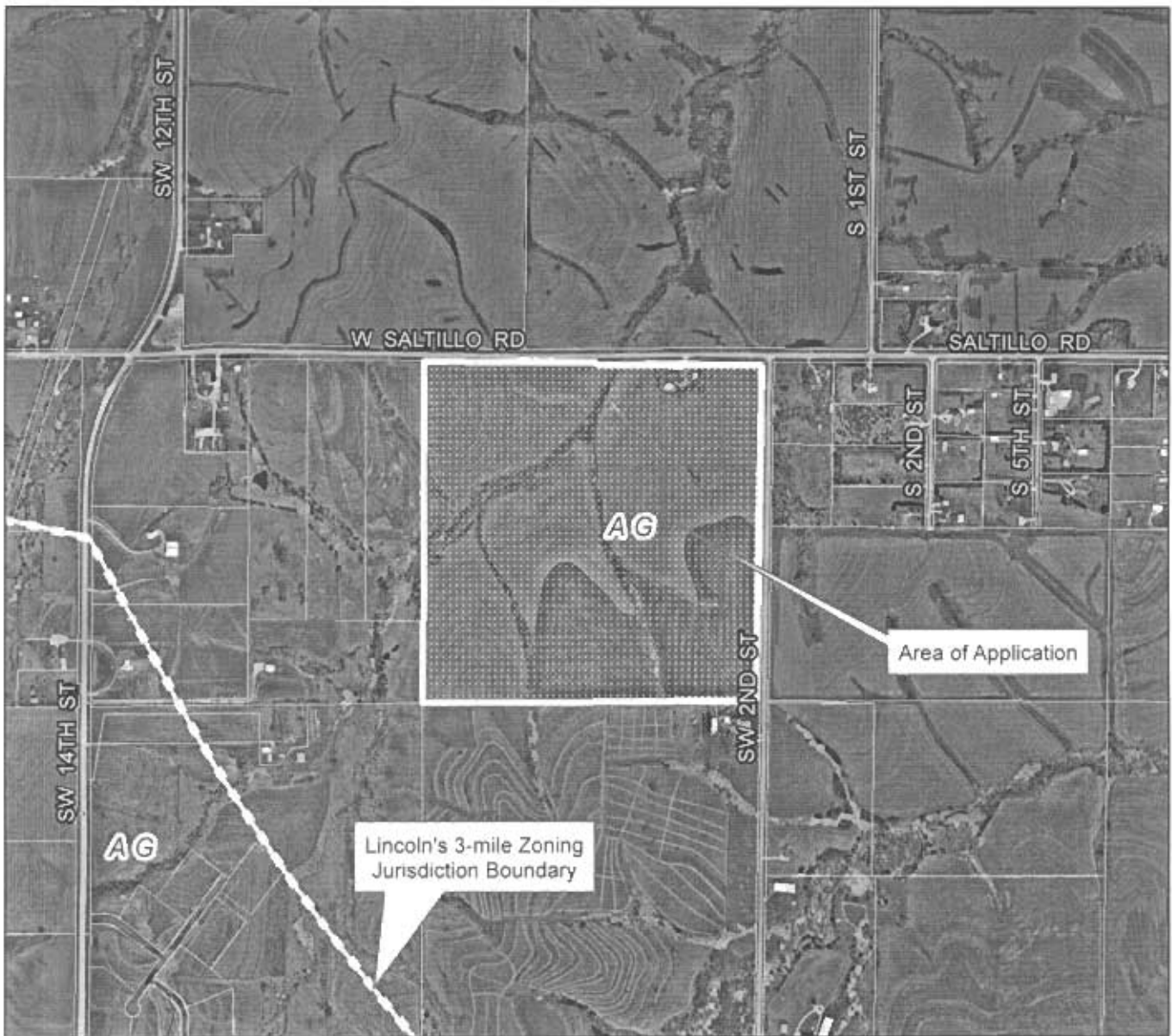
Mike DeKalb
441-6370, mdekalb@lincoln.ne.gov

DATE: August 17, 2006

APPLICANT: Michael Boettcher
SWL Development LLC
1400 Burr Oaks Road
Lincoln, NE 68523
(402) 420-1100

OWNERS: SWL Development, LLC

CONTACT: Civil Design Group, Inc
3901 Normal Blvd, Suite 203
Lincoln, NE 68506
(402) 434-8494



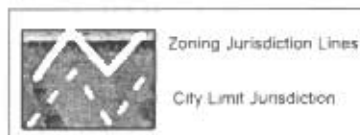
Special Permit #06046
SW. 2nd Street & W. Saltillo Rd.

2005 aerial

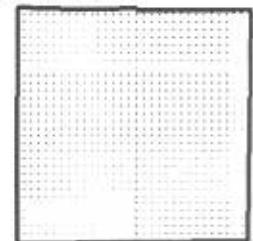
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 03 T08N R06E



W. Saltillo Rd.



SW. 2nd St.

SW. 14th St.

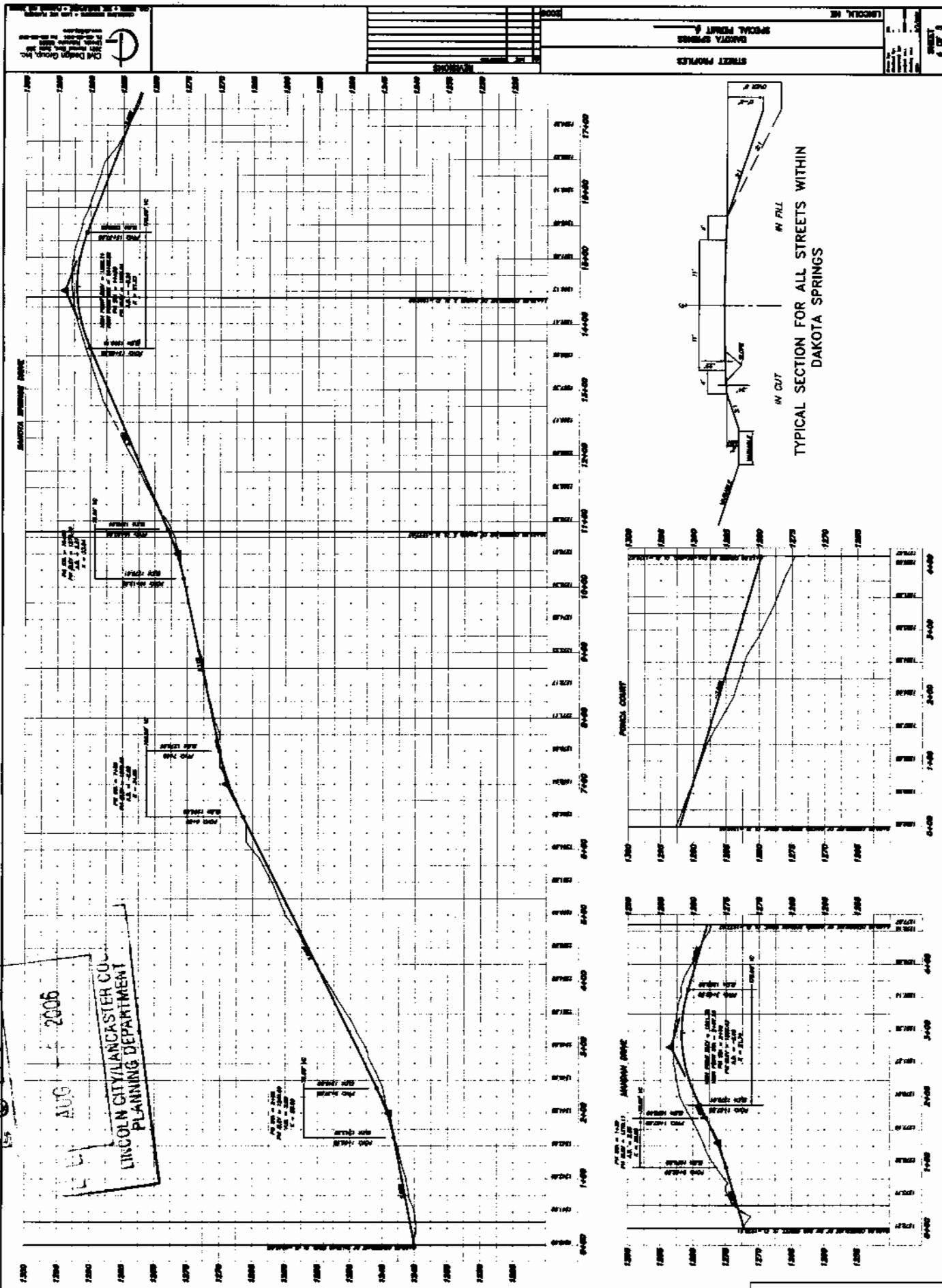
W. Bennet Rd.

GENERAL NOTES:

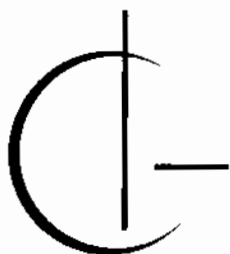
1. THIS PRELIMINARY PLAT/COMMUNITY UNIT PLAN CONTAINS 150.02 ACRES MORE OR LESS.
2. THIS COMMUNITY UNIT PLAN PERMITS 12 SINGLE FAMILY LOTS AND 5 OUTLOTS. EACH LOT SHALL CONTAIN A MAXIMUM OF ONE SINGLE FAMILY RESIDENCE, LOCATED WITHIN THE BUILDING ENVELOPES AS SHOWN AND/OR NOTED.
3. THE CURRENT ZONING IS 'AG' AND THE PROPOSED ZONING IS 'AG' ZONING WITH C.U.P. WITH 20% DENSITY BONUS FOR FARMLAND AND OPEN SPACE PRESERVATION & A 20% BONUS FOR COMMUNITY WASTE WATER.
4. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FEET, AS PER 'AG' ZONING.
5. THE DEVELOPER/OR OWNER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN.
6. THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WELLS FOR POTABLE WATER SUPPLY.
7. THE DEVELOPER PROPOSES THE USE OF A COMMUNITY WASTE WATER SYSTEM. WASTE WATER SYSTEMS SHALL BE APPROVED BY A PERMIT FROM THE LINCOLN/LANCASTER COUNTY HEALTH DEPARTMENT.
8. THE DEVELOPER SHALL CONSTRUCT AND SURFACE THE PRIVATE ROADWAY WITH 3" OF CRUSHED ROCK AND 1" OF GRAVEL IN ACCORDANCE WITH THE LANCASTER COUNTY STANDARDS AND THE RURAL PUBLIC AND INTERMEDIATE BTA STANDARDS. THE COUNTY SHALL BE NOTIFIED PRIOR TO THE LAYING OF THE ROCK. SURFACING RADII AT W. SALTILLO ROAD & S.W. 2ND STREET SHALL BE 50 FEET. ALL INTERIOR SURFACING RADII INTERSECTIONS SHALL BE 30 FEET. THE DEVELOPER RESERVES THE RIGHT TO INSTALL ASPHALTIC PAVEMENT OR CONCRETE PAVEMENT IN LIEU OF ROCK.
9. ONLY ONE SUBDIVISION GROUND SIGN SHALL BE PERMITTED FOR THIS DEVELOPMENT AS PER SECTION 27.69 OF THE LINCOLN ZONING ORDINANCE.
10. ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
11. COMMON AND PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER THE PRIVATE ROADWAY.
12. DIRECT VEHICULAR ACCESS IS HEREBY RELINQUISHED ALONG W. SALTILLO ROAD EXCEPT AT DAKOTA SPRINGS DRIVE AND ANY EXISTING FARM ACCESSSES. DIRECT VEHICULAR ACCESS IS HEREBY RELINQUISHED ALONG S.W. 2ND STREET EXCEPT AT MANDAN DRIVE AND ANY EXISTING FARM ACCESSSES.
13. ALL TOPOGRAPHIC CONTOURS ARE AT NAVD 88 DATUM.
14. ONLY ONE RESIDENTIAL ACCESS SHALL BE PERMITTED PER LOT.
15. THE FOLLOWING WAIVERS ARE APPROVED WITH THIS SPECIAL PERMIT #_____: PRELIMINARY PLAT, SIDEWALKS, STREET TREES, STREET LIGHTING, LANDSCAPE SCREENING AND BLOCK LENGTH.
16. 'JUNK CARS' SHALL BE PROHIBITED IN THIS DEVELOPMENT AS NOTED IN PROTECTIVE COVENANTS.
17. FUTURE LOT OWNERS WILL BE ADVISED THAT THIS IS IN A RURAL FARM AREA AND THAT NORMAL AND CUSTOMARY FARM ACTIVITIES ARE NOT A NUISANCE.
18. THIS PRELIMINARY PLAT IS DESIGNED FOR THE FUTURE PLATTING OF OUTLOTS 'C', 'D', & 'E' TO A DENSITY OF APPROXIMATELY 414 DWELLING UNITS AND OR FUTURE SUBDIVISION OF THE ACREAGE LOTS.
19. A WRITTEN AGREEMENT SHALL BE PROVIDED FOR THE FUTURE CONVERSION OF LOTS TO HIGHER DENSITY, INCLUDING TIMING OF ANNEXATIONS, FUNDING OF INFRASTRUCTURE COST, AND AGREEMENT TO PETITION FOR SPECIAL ASSESSMENT DISTRICTS.
20. DEVELOPERS SHALL BE RESPONSIBLE FOR INSTALLING STREET IDENTIFICATION SIGNS, STOP SIGNS AND NO OUTLET SIGNS AS REQUIRED.
21. ALL PRIVATE IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
22. DEVELOPER SHALL INSTALL SEDIMENT CONTROL ON ALL NEW CONSTRUCTION. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS AS IDENTIFIED IN THE LAND SUBDIVISION ORDINANCE FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION. THE DEVELOPER WILL BE RESPONSIBLE FOR CONTROLLING OFF-SITE DUST EMISSIONS IN ACCORDANCE WITH LINCOLN-LANCASTER COUNTY AIR POLLUTION REGULATIONS AND STANDARDS ARTICLE 2, SECTION 32.
23. PROVISIONS BY THE DEVELOPER SHOULD BE MADE FOR RETAINING AS MUCH TREE MASS AS POSSIBLE.
24. PERMANENT EASEMENTS SHALL BE SHOWN ON FINAL PLATS FOR CULVERT PIPES THAT EXTEND PASS THE RIGHT-OF-WAY.
25. GRADING SHALL EXTEND AROUND ALL CUL-DE-SACS. THE DEVELOPER SHALL NOTIFY ALL PURCHASERS THAT DITCHES MAY NOT BE FILLED IN. DESIGN DRAINAGE MUST BE LEFT IN PLACE UNTIL BUILD THROUGH CONVERSION TAKES PLACE.
26. ALL CULVERTS SHALL HAVE A FLARED-END SECTION OR CONCRETE HEADWALL ON THE INLET END.
27. A MODIFICATION TO THE REQUIREMENTS OF THE LAND SUBDIVISION ORDINANCE TO PERMIT A BLOCK LENGTH IN EXCESS OF 1320 FEET ALONG THE NORTH, WEST, EAST AND SOUTH OF THIS SUBDIVISION.
28. EXISTING TREE MASSES CONTAIN CEDARS, PINES, COTTONWOODS, MAPLES, WILLOWS AND ELMS.
29. IF ASPHALT PAVEMENT IS USED THE DEVELOPER SHALL INSTALL SURVEY CONTROL MONUMENTS AT ALL CENTERLINE CONTROL POINTS AFTER ACCEPTANCE AND APPROVAL OF THE PAVEMENT.

APPROVAL:

Special Permit #06046
SW. 2nd Street & W. Saltillo Rd.



Special Permit #06046
SW. 2nd Street & W. Saltillo Rd.

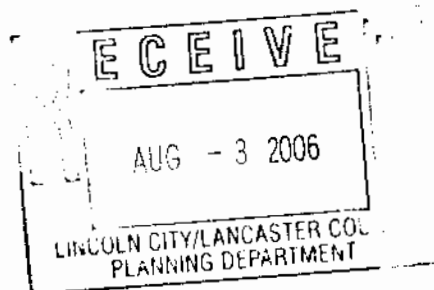


Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

August 3, 2006

Mr. Marvin Krout
Director of Planning
City of Lincoln /Lancaster County
555 South 10th Street, Room 213
Lincoln, NE 68508



Re: Dakota Springs – Community Unit Plan
S.W. 2nd & Saltillo Road
CDG Project No. 2006-0023

Dear Marvin:

On behalf of S.W.L. Development, L.L.C. we submit the above mentioned application for your review. Dakota Springs is a proposed AG/C.U.P. on approximately 150.03 acres. We are showing 12 single family acreage lots, containing a minimum of 3.01 acres. They will each have private wells and a community sewer system. The private roadways will be constructed to meet Lancaster County design standards.

We have 'clustered' the 12 lots close to the existing drainage way where we plan to install two new ponds, so the balance of the farm can continue to be farmed. We are taking our main access onto W. Saltillo Road and additional access to S.W. 2nd Street.

Dakota Springs lies completely within the city of Lincoln's 3 mile jurisdiction and is located in Tier 2 of the City of Lincoln's grown pattern. Therefore BTA standards apply. We have shown how each 3 acre lot will be further subdivided in the future, once City services are available. The "Acreage Development Component" of the project is 25% of the area of the C.U.P., as per the proposed text revision you are simultaneously submitting.

We are requesting waivers to the Land Subdivision Ordinance to waive sidewalks, street trees, street lighting, landscape screening, block length and Preliminary Plat, as each lot is larger than 1 acre and this project will not be annexed into the City of Lincoln at this time.

In conjunction with this submittal we submit the following information:

- 16 copies of Sheet 1 of 2
- 8 copies of Sheet 2 thru 5
- Application for a Special Permit – City of Lincoln
- Application Fees - \$550.00
- Certificate of Ownership
- Copy of the Groundwater Resources Report prepared by Settje Agri-Services and Engineering, Inc.
- 8-1/2" x 11" reductions of the plans.

- Copy of the Technical Report for the Base 100 Year Flood Elevations prepared by The Flatwater Group

I hope that this letter in conjunction with the plans provide you with enough information to review. In an effort to facilitate the review process, please feel free to call me at (402) 434-8494 so that I can address any questions you may have.

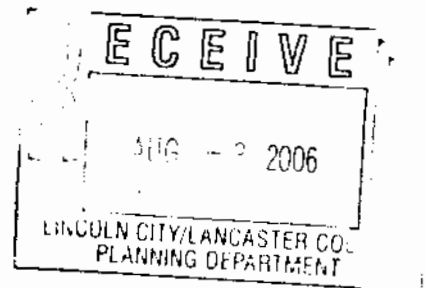
Sincerely,



Mike Eckert, AICP

Encl/jds

cc: S.W.L. Development, L.L.C.



Lancaster

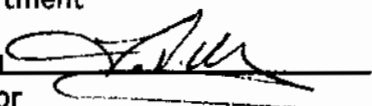
County

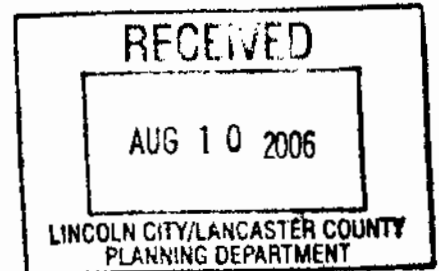
Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- **LARRY V. WORRELL**
COUNTY SURVEYOR

DATE: August 9, 2006
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: DAKOTA SPRINGS CUP



This office has reviewed subject development and would offer the following comments:

- 1) *General Note 12* shall be revised to allow only one farm access to Outlot C on West Saltillo Road and only one farm access to Outlot E on SW 2nd Street.
- 2) *General Note 29* shall be revised to state that the centerline control points will be placed for either asphalt or concrete pavement.
- 3) The typical section should show a 4 foot minimum flat bottom ditch with 3:1 backslope.
- 4) The elevation of the cul-de-sac of Ponca Court will make access to Lot 3 very steep.
- 5) For culverts A1,A2 and B1 the roadway elevations shown in the Civil Design Group Memorandum do not match the elevations shown in the street profiles.

LWW/DP/pb
Barbi/SUBDIV.WK/Dakota Springs CUP



AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090

August 9, 2006

Mike Dekalb, Project Planner
555 S. 10th St. #213
Lincoln, NE 68508

RE: Dakota Springs CUP

Dear Mike,

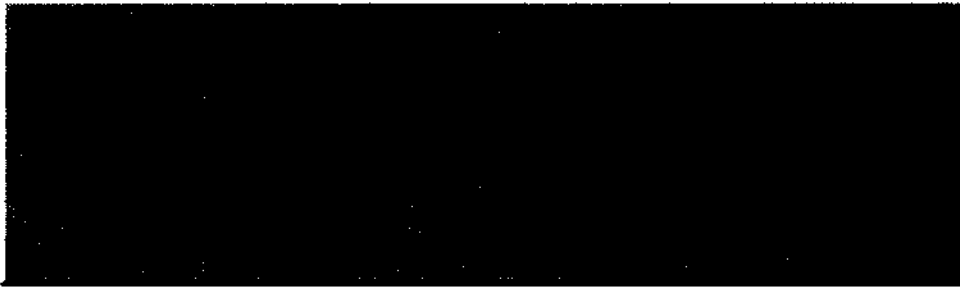
I have reviewed the subject plat. I would like our standard easement to be shown [10' on outside lot lines, and 5' each side of adjacent lot lines]. I further request reference to easement be included in the general notes section with respect to all utilities involved. The general notes section seemed vague on whether or not the developer is going to hard surface the roads. If they do, they will need to lay conduits in the road bed in advance of surfacing so we will need to settle on a design so they will know where to place them.

Thanks for your consideration. Feel free to call 423-3855 if you have any questions.

Sincerely,

Rick Volmer, Staking Engineer





Status of Review: Active

Reviewed By ANY

Comments:

Status of Review: Denied

08/10/2006 7:07:50 AM

Reviewed By 911 ANY

Comments: 1) Ponca Ct does not align with existing Ponca St, 2) Mandan Dr is to simily to Mandarin Dr, 3) By Ordinance, those streets located west of 1st and south of O are required to be prefixed with either West or Southwest.

Status of Review: Active

Reviewed By Building & Safety ANY

Comments:

Status of Review: Active

Reviewed By Fire Department ANY

Comments:

Status of Review: Approved

08/12/2006 11:51:44 AM

Reviewed By Health Department

ANY

Comments: LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION

TO: Mike DeKalb DATE: August 12, 2006

DEPARTMENT: Planning FROM: Chris Schroeder

ATTENTION: DEPARTMENT: Health

CARBONS TO: EH File SUBJECT: Dakota Springs CUP

EH Administration SP #06046

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

The developer proposes the use of individual wells. The groundwater resource report suggests that a sufficient quantity of water is available for the development. The report indicates that water treatment will be required for nitrate, iron and manganese concentrations. The report recommends the drilling of test wells on each lot prior to home construction to determine water quantity and quality.

The developer proposes the use of a community waste water system. This waste water system shall be approved and permitted by the LLCHD and the Nebraska Department of Environmental Quality.

All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.

During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

Status of Review: Active

Reviewed By Lancaster County Sheriff Department

ANY

Comments:

Status of Review: Active

Reviewed By Lincoln Police Department

DON SCHEINOST

Comments:

Status of Review: Active

Reviewed By Planning Department

MIKE DEKALB

Comments:

Status of Review: Routed

Reviewed By Planning Department

COUNTER

Comments:

Status of Review: Complete

Reviewed By Planning Department

RAY HILL

Comments:

Status of Review: Active

Reviewed By Public Works - Development Services

ANY

Comments:

Status of Review: Active

Reviewed By Public Works - Long Range Planning

ANY

Comments:

Status of Review: Active

Reviewed By Public Works - Watershed Management

ANY

Comments:

Status of Review: Active

Reviewed By Rural Fire District

ANY

Comments:

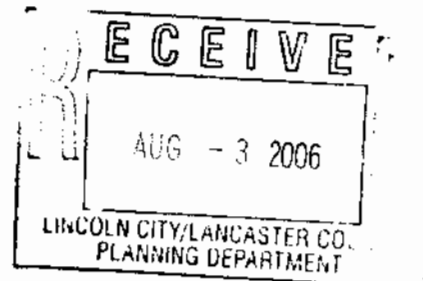
Status of Review: Active

Reviewed By School District

ANY

Comments:

GROUNDWATER RESOURCE REPORT FOR DAKOTA SPRINGS



**Submitted by:
Settje Agri-Services and Engineering, Inc.
4700 West Rock Creek Road
Raymond, NE 68428
402-783-2100**

**GROUNDWATER RESOURCE REPORT
FOR
DAKOTA SPRINGS
TABLE OF CONTENTS**

LIST OF ATTACHMENTS	2
I. INTRODUCTION	3
II. REGIONAL GEOLOGY/HYDROGEOLOGY	3
III. SITE GEOLOGY AND HYDROGEOLOGY	4
Table I	5
IV. CONCLUSIONS AND RECOMMENDATIONS	6

LIST OF ATTACHMENTS

APPENDICES

APPENDIX A	Site Map, Topographic Map, Area Map and Well Location Map
APPENDIX B	Well G-139508 Borehole Log and Water Quality Report

I. INTRODUCTION

This report reviews geologic and hydrogeologic data for a proposed development (Dakota Springs) located in the Northeast Quarter of Section 3, Township 8 North, Range 6 East, Lancaster County. The proposed development consists of 12 three to four - acre family lots (see Site Map, Appendix A). The proposed development is bordered to the north by undeveloped land, to the east by several acreages, to the south by agricultural land and to the west by several acreages (see Topography Map and Area Map, Appendix A).

Data from the Nebraska Department of Natural Resources and the Conservation and Survey Division - Institute of Agriculture and Natural Resources was reviewed to complete this study.

II. REGIONAL GEOLOGY/HYDROGEOLOGY

Geology

The study area lies in the glacial drift area of southeast Nebraska. Subsurface geology in this area consists of Quaternary-age sediments (clay, sand and gravel and glacial till) underlain by the Cretaceous-age Dakota Group (see Reference #1). The Dakota Group consists of interbedded sandstone, clay and shale (Bedrock Geologic Map Showing Thickness of Overlying Quaternary Deposits, Lincoln Quadrangle and Parts of Nebraska City Quadrangle, Nebraska and Kansas, 1972). Well records maintained by the NDNR suggest the Dakota Group in this area is greater than one hundred feet thick.

Hydrogeology

Perched aquifers may occur in the Quaternary sediments located above the Dakota Group sediments, however, these sediments are low yielding and water quality can be highly variable. The principal aquifer in this area is the Dakota

Group sandstone. Depth to the principal water table varies and is a function of topographic location. Ground water flow is expected to be northeast (see Reference 2)

III. SITE GEOLOGY AND HYDROGEOLOGY

Review of the Department of Natural Resources registered well data bank documents seven (7) registered wells in Section 3 (see Well Location Map, Appendix A). Five wells are registered as active individual domestic wells and two wells are registered as ground heat exchangers. A well has been completed on the proposed development (G-139508) near the northeast corner of the proposed development. Construction records indicate the well was drilled to a depth of 95 feet below ground level and is screened in the Dakota Group sandstone. A copy of the borehole log is included in Appendix B. The well intersects 20 feet of sandstone. The borehole log description describes no limestone, thus additional water-bearing Dakota Group sediments would be expected in this area. The well was test pumped at 7.0 gallons per minute (gpm) with no measured drawdown. Greater wells yields are anticipated if the well is screened through the entire thickness of the Dakota Group.

Water well registration records for the other four domestic wells indicate well yields ranging from 15 to 45 gpm. Comparing static water level depth to the depth of the water-bearing sediments, suggests the aquifer is unconfined. Table I below summarizes well construction data, estimated well elevation above mean sea level, estimated elevation above mean sea level of the screen section, aquifer thickness and reported well yields from wells within this section.

Table I
Well Construction Data and Screen Interval
Township 8 North, Range 6 East, Section 3

Well #	Well Location	Total Depth of Well In Feet	Static Water	Estimated Well Elevation (Above Mean Sea Level)	Screened Section of Well (Above Mean Sea Level)	Sand Thick-ness In Feet	Measured well yield (In gallons per minute (gpm))
G-139508	NE/NE	95-	74	1250	1158 - 1173	20	7
G-137468	NW/NW	191-	130	1310	1120 - 1140	58	20
G-139052	NW/NW	200	-	1300	-	40	-
G-131288	NW/NW	207	139	1320	1118 - 1138	30	45
G-133457	NW/NW	230	149	1300	1085-1100	39	20
G-131060	SW/SW	175	108	1310	1143-1153	30	15
G-139302	SW/SW	170	-	1300	-	-	-

*** Information Not Reported**

Data from Table I indicates the five individual wells are screened from an elevation of approximately 1085 feet to 1173 feet above mean sea level and yield potable water from the Dakota Group sandstone.

Water Quality

An inorganic water quality analysis report for the well located on the proposed development property is included in Appenidx B. The report identifies a nitrate

concentration of 12 parts per million (ppm) and is above the maximum contaminant level of 10 ppm, high iron and manganese concentrations occur in the ground water and the report shows low sulfate and chloride concentrations. The calcium and total hardness concentrations would suggest the water is hard.

IV. CONCLUSIONS AND RECOMMENDATIONS

Based on data reviewed, water treatment will be required to treat for nitrate, iron and manganese concentrations. Reported well yields in the immediate area suggest a sufficient quantity of water for the development.

Prior to home construction, SASE recommends test drilling on each individual lot to determine water quantity and quality.

Prepared by



Ken Imig, P.G.



Reference 1. Southeastern Glacial Drift Area Hydrogeologic Summary from Domestic Well-water Quality in Rural Nebraska, Ground Water Region 11, Conservation and Survey Divisions Institute of Agriculture and Natural Resources University of Nebraska – Lincoln, 1996.

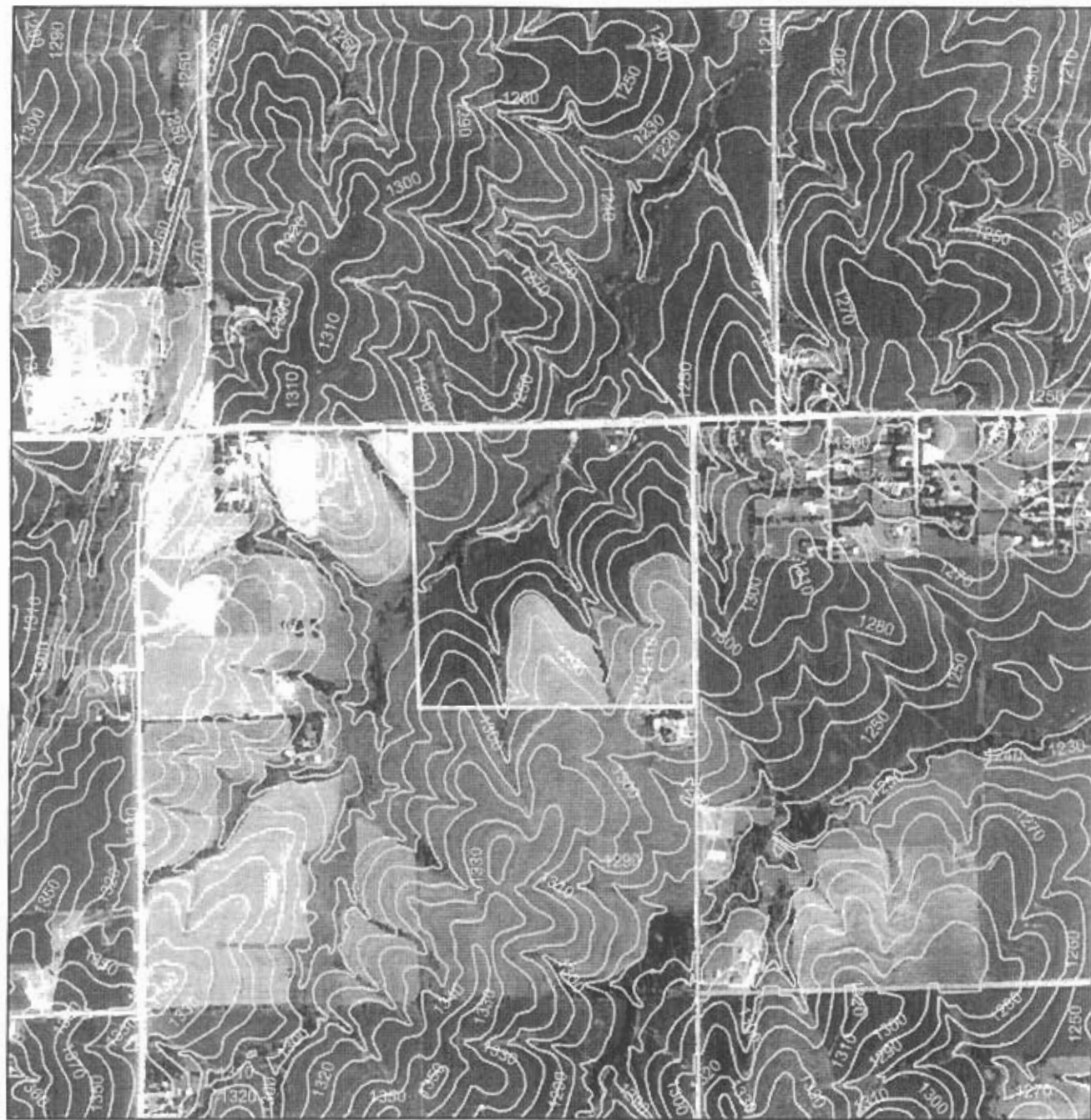
Reference 2. Configuration of the Water Table, Spring 1979, Lincoln and Nebraska City Quadrangle, Nebraska, Conservation and Survey Divisions Institute of Agriculture and Natural Resources University of Nebraska-Lincoln, 1980.

Appendix A

**Site Map, Topography Map,
Area Map and Well Location Map**

Dakota Springs

Topographical Map



0 900 1,800 3,600 5,400 7,200 Feet

Dakota Springs
USGS Contours
— waters of the state



Settje Agri-Services & Engineering, Inc.

Dakota Springs

Well Location Map



0 950 1,900 3,800 5,700 7,600 Feet

Registered Wells

Dakota Springs

Sections

waters of the state



Settje Agri-Services & Engineering, Inc.

Appendix B
Well G-139508 Borehole Log
and Water Quality Report

STATE OF NEBRASKA
DEPARTMENT OF NATURAL RESOURCES
WATER WELL REGISTRATION

Fee Paid \$70.00 DNR Cash Fund \$18.50
HHSS Fee \$30.00 HHSS-DNR Cash Fun \$0.00
Get Billed 14133

FOR DEPARTMENT USE ONLY

NOL ID 114441903024043 NOL Status Accepted Well Status A Registration Code G-139508 Add
Owner ID 79642 NOL Date 04/08/2006 Call Up Code Registration Date 04/10/2006
Seq Num 175965 Call Up Date

04102006 - 175965 -WWRF

Page 1 of 2

1a Owner's Name Darrell Fiedler
b Company Name
c Correspondent Name Attention Name
Address 37 K Rd
City: Bennett State NE Zip Code 68317 - 3007 Phone 402 - 782-8760

2a HHSS Contractor Lic ID: 165658 Contractor's Name: David L. Johnson
Contractor's License No: 39252 Contractor's Email Address: dcomish@jensenwell.com
b Drilling Firm Name Jensen Well Co., Inc.
Address 767 Iowa Street
City: Blair State NE Zip Code 68008 Phone 402 - 426-2585
Drilling Firm Email Address

3a Well Location NENE of Section 3 Township 8 North, Range 6 E (E/W), Lancaster County
b Natural Resource District Lower Platte South
c The well is 220 feet from the N (N/S) section line and 436 feet from the E (E/W) section line
GPS: or Latitude: 40 41' 48.60" Longitude: -096 43' 29.90"
d Street address or block, lot and subdivision, if applicable: 301 W Saltillo Rd Roca Block No Lot
e Location of water use, if applicable (give legal descriptions) same
f If for irrigation, the land to be irrigated is Acres
g Well Reference letter(s), if applicable

Permits	Permits Number	Date	Permits	Permits Number	Date
Management Area Permit			Transfer Out-Of-State		
Surface Water			Well Spacing		
Geothermal			Conduct Water		
Industrial			Municipal		
Industrial Transfer Notice			Other		

5 Purpose of Well Domestic Other
Notes

6 Wells in a Series

a Is this well a part of a series? ☐
b If one or more of the wells in the series is currently registered, give the well registration number
c How many wells in the series are you registering at this time?

7 Replacement and abandoned well information

Replacement Number

a Is this well a replacement well? ☒
b Registration number of abandoned well
If not registered, date abandoned well was constructed 01/01/1940
c Replacement well is 15 feet from abandoned well.
d Abandoned well last operated 03/15/2006

e Original well pump column size: inches. f Completion of original well abandonment on

g Location of water use of abandoned well

8 Pump Information

a Is pump installed at this time? ☒Is pump installed by well owner in section 1? ☐Is pump installed by contractor in section 2? ☒

Else installed by pump installer.

b HHSS Installer's License ID. Pump Installer's License No. Pump Installer's Name Pump Installer's Email Address Pump Installer's Firm Name Pump Installer's Firm Address City: State Zip Code

-0000

Phone

-

Pump Installer's Firm Email Address c Pumping Rate gallons per minuteE measured or estimatedd Drop pipe diameter inchese Length of drop pipe feet.f Pumping equipment installed / / g Pump Brand h This well will be used to pump less than 50 gpm ☒

9 Well Construction Information

a Total well depth feet.b Static Water Level feet.c Pumping Water Level feet.d Well construction began: / / e Well construction completed: / / f Bore hole diameter in inches. Top Bottom g Casing and Screen Joints Other

10 Well Construction (Casing and Screen)

Fr Depth	To Depth	Casing	In Diam	Out Diam	Thickness	Screen Slot Size	Material	Trade name	NOLID
5	80	casing	4	4.5	.237		sch40 pvc	crsline	114441903024
80	85	screen	4	4.5	.237	.008	sch40 pvc	jayco	114441903024
85	90	screen	4	4.5	.237	.010	sch40 pvc	jayco	114441903024
90	92	casing	4	4.5	.237		sch40 pvc	crsline	114441903024

11 Well Construction (Grout and Gravel)

NOL ID	From Depth	To Depth	Grout	Gravel	Material
114441903024043	6	10	grout		bentonite
114441903024043	10	92	gravel		redimix

12 Geolog Material Logged

NOL ID	From Depth	To Depth	Description
114441903024043	0	25	light brown clay
114441903024043	25	60	light gray clay
114441903024043	60	74	yellow and gray shale
114441903024043	74	89	fine yellow sandstone
114441903024043	89	90	shale
114441903024043	90	95	fine yellow sandstone

Nebraska Department of Natural Resources
Data Bank
Processed: 4/21/2006 1:26:59 PM

6 Logs Available for Registration Number G-139508, Well ID 175965

Depth		Description
From	To	
0	25	light brown clay
25	60	light gray clay
60	74	yellow and gray shale
74	89	fine yellow sandstone
89	90	shale
90	95	fine yellow sandstone

**Nebraska Health and Human Services
Regulation and Licensure - Laboratory Services**

3701 South 14th Street
Lincoln, NE 68502
(402) 471-2122
(402) 471-2080 (fax)

**CIVILDESIGNGRP
CIVIL DESIGN GROUP, INC.
JILL SCHUERMAN
SUITE 203
3901 NORMAL BLVD.
LINCOLN, NE 68508**

Laboratory Report Printed on: JUN-06-06

Laboratory Analysis For: 13 PARAMETER

Sample Comments: SPECIAL REQUEST

Page: 1 of 1

Laboratory Number: **P29762-5**

Date Collected: **26-Apr-2006 05:56 PM**

Sampled By: **MIKE BOETTCHER**

Date Received: **27-Apr-2006**

Location: **301 W. SALTILLO RD**

Parameters	Test Results	Qualifier	Report Level	Units	Method	Prep Date	Analysis Date	Analyst
Alkalinity, Total	388.		20	mg/l	2320B		04/27/06	SH
CALCIUM	118.		.15	mg/l	215.1		05/05/06	CD
chloride	26.7		1	mg/l	4500CL-E		06/02/06	rk
Nitrate+Nitrite (As N)	12.		.05	mg/l	353.2		04/27/06	km
Fluoride	0.51		.2	mg/l	4500F-C		04/27/06	rk
IRON	67.8		50	ug/l	SM3111B		05/05/06	CD
Hardness, Total	388.		4	mg/l	2340C		04/27/06	SH
MANGANESE	10.5		1	ug/l	200.8		05/02/06	CC
SODIUM	44.7		10	mg/l	SM3111B		05/09/06	CD
pH	7.38			pH	150.1		04/27/06	SH
SULFATE	48.		10	mg/l	EPA 375.4		05/15/06	JN
TOTAL COLIFORM	0.0		0	cfu/100ml	9223B-QT		04/28/06	KC
E. COLI	0.0		0	cfu/100ml	9223B-QT		04/28/06	KC
Solids, Total Dissolved (Tds)	688.		10	mg/l	160.1		04/27/06	SH

Report Remarks:

MA592

See reverse side of report for description of acronyms and data qualifiers
For inquiries on result interpretation call: (402) 471-8436.

DEFINITIONS

MCL - Maximum Contaminant Level	The concentration of the analyte which has been determined by the EPA to put the public health at risk. Concentrations below this level are considered acceptable.
RL - Reporting Limit	The minimum concentration of an analyte that can be reported using a specific method.
Analyst	The initials of the laboratory staff member who performed the test or contract lab used.

ACRONYMS

<RL	= Less than Reporting Limit. The lowest amount of the analyte that can be accurately reported by the method used.
NG	= Not Given. The information was not supplied by the collector on the request form or the information was not readable.
ND or NT	= Not determined or not tested

DATA QUALIFIERS

A =	The value given is an average value; determined by analyzing aliquots of the same sample two or more times.
B =	The results are based upon colony counts outside the acceptable range. Fecal coliform results require that the plate count be in the range of 20-60. Fecal strep results require that the plate count be in the range of 20-100 colonies.
C =	The result given is a calculated value, it was not determined by direct analysis.
D =	Unable To Count (UTC) due to confluent growth of mold or bacteria.
E =	Indication of possible interference.
EL =	Samples analyzed by Energy Lab, Casper, Wyoming
F =	The sample was received in an improper condition (container, temperature, preservative, sample container broken, paperwork discrepancies, air bubbles, insufficient amount of sample to analyze, excess turbidity, chlorine smell, etc.)
H =	The sample was beyond the maximum holding time when received by the laboratory. It was therefore, not analyzed.
J =	The analyte was positively identified below the report level. The associated numerical value is an estimated quantity.
K =	The actual value is less than the value given.
L =	The actual value is greater than the value given.
M =	The analysis was inconclusive due to matrix interferences. The sample needs to be recollected
P =	Too numerous to count (TNTC). The microbial growth was too heavy to count the individual colonies. The actual value is greater than the value given.
Q =	The sample was beyond the maximum holding time prior to analysis.
R =	The sample was delivered to the lab, but due to laboratory accident, it was unable to be analyzed.
S =	Not all of the associated quality control criteria were met for this analyte.
UL =	Samples analyzed by Underwriters Laboratories, South Bend, Indiana

Maximum Contaminant Levels or Action Levels For the Common Analytes

If your result is below the following levels, your sample is considered safe for that analyte. Please call the Drinking water program, at 402-471-6435, with questions regarding test results. If additional test kits are needed please call the laboratory at 402-471-3935.

Antimony 6 µg/L	Cadmium 5 µg/L	Fluoride 4 mg/L	Nickel 100 µg/L	Sodium 500 mg/L
Arsenic 50 µg/L	Chromium 100 µg/L	Iron 0.3 mg/L	Nitrate 10 mg/L	Thallium 2 µg/L
Barium 2000 µg/L	Copper 1300 µg/L	Lead 15 µg/L	Nitrite 1 mg/L	
Beryllium 4 µg/L	Cyanide 0.2 mg/L	Mercury 2 µg/L	Selenium 50 µg/L	



Chad E Blahak/Notes
08/16/2006 04:11 PM

To Michael V Dekalb/Notes@Notes
cc
bcc
Subject Dakota Springs

Public Works has the following comments:

- 1) An easement for the future trunk sewer needs to be shown for the future trunk sewer along the unnamed Salt Creek tributary.
- 2) Mandan Drive needs to be relocated to the quarter mile point or justification needs to be provided for the proposed street location.
- 3) A street connection needs to be shown at approximately the quarter mile location on Saltillo Road just west of the channel crossing. The Dakota Springs Drive and Saltillo Road intersection does not have sufficient spacing from the Saltillo and SW 2nd intersection for a future full intersection.
- 4) Dakota Springs Drive should be extended to the west property line to accommodate connectivity with future development.

Chad Blahak, P.E.
City of Lincoln
Public Works/Utilities Department
Engineering Services
(402) 441-5660



Benjamin J Higgins/Notes

08/15/2006 03:15 PM

To Michael V Dekalb/Notes@Notes

cc Chad E Blahak/Notes@Notes, Devin L
Biesecker/Notes@Notes

bcc

Subject WSM comments on Dakota Springs CUP (SP06046)

Mike

Listed below are WSM comments on Dakota Springs CUP. Thanks

1. Show preservation and dedication of all minimum flood corridor areas per subdivision code 26.23.120, including tributary channels to main tributary with defined bed and banks. Show dedication on preliminary and final plats.
2. Recommend showing open space outlot for entire floodplain area instead of just for the southeast side.
3. Detailed base flood elevation data is required per subdivision code 26.25.030 (c). Also obtain Letter of Map Change based on updated information and change in floodplain boundaries.
4. It is indicated from the documentation that there is no need for detention (table 2 and last paragraph of page 5 from TFG report dated July 11, 2006). Need to state clearly and provide documentation (e.g. table) that clearly shows that detention requirements are met for the 2, 10, and 100 year flow events (subdivision code 26.15.020 (b) (12)) based on build thru development.
5. It appears that all new growth area standards could be met based on the layout. Need to state clearly and provide documentation that new growth area standards (subdivision code 26.25.030, chapter 10 of Drainage Criteria Manual) are being met based on build thru development.
6. Provide elevations for ponds and adjacent minimum building elevations.
7. Recommendation to design culverts for 50 year event instead of 10 year event.

Ben Higgins
Watershed Management
Public Works and Utilities
City of Lincoln, NE
(402) 441-7589